Karen Johnson Davidson County
Batch# 787811 DEEDQC
01/11/2022 03:35:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220111-0003744

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
1631 16th Avenue North, LLC 210 Juarez Drive Hermitage, Tennessee 37076	New Owner	081-11-0-303.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **LIZZIE M. LEGGS**, a single woman ("Grantor"), does hereby quitclaim and convey unto **1631 16TH AVENUE NORTH, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1631 16th Avenue North, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the

legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 17th day of December, 2021.

GRANTOR:

Lizzie M. Leggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Lizzie M. Leggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 1st day of January, 2022.

Angela Fanita Dowlen
Notary Public

My Commission Expires: 10/22/2023

ANGELA F. DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry

AFFIANT

Subscribed and sworn to before me, this 11th day of January, 2022.

Claudia Djona

NOTARY PUBLIC

My Commission Expires: Sept. 8th 2025

CLAUDIA DJONA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Sept. 8, 2025

EXHIBIT A

Legal Description

Being the northerly one-half (1/2) of Lot No. 344 on the Plan of McGavock Wetmore and Others Second Addition to Nashville called The Addition to the Town of McGavock, as of record in Book No. 21, page 41, of the Register's Office for Davidson County, Tennessee.

Said northerly one-half (1/2) of Lot No. 344 fronts fifty (50) feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines and with the southerly margin of Wheless Street, 170 feet to an alley.

Being the same property conveyed to Lizzie M. Leggs by Final Decree Confirming Sale from James Edward Frierson of record in Instrument No. 20081001-0099407, Register's Office for Davidson County, Tennessee.

This is improved property known as 1631 16th Avenue North, Nashville, Tennessee 37208.